

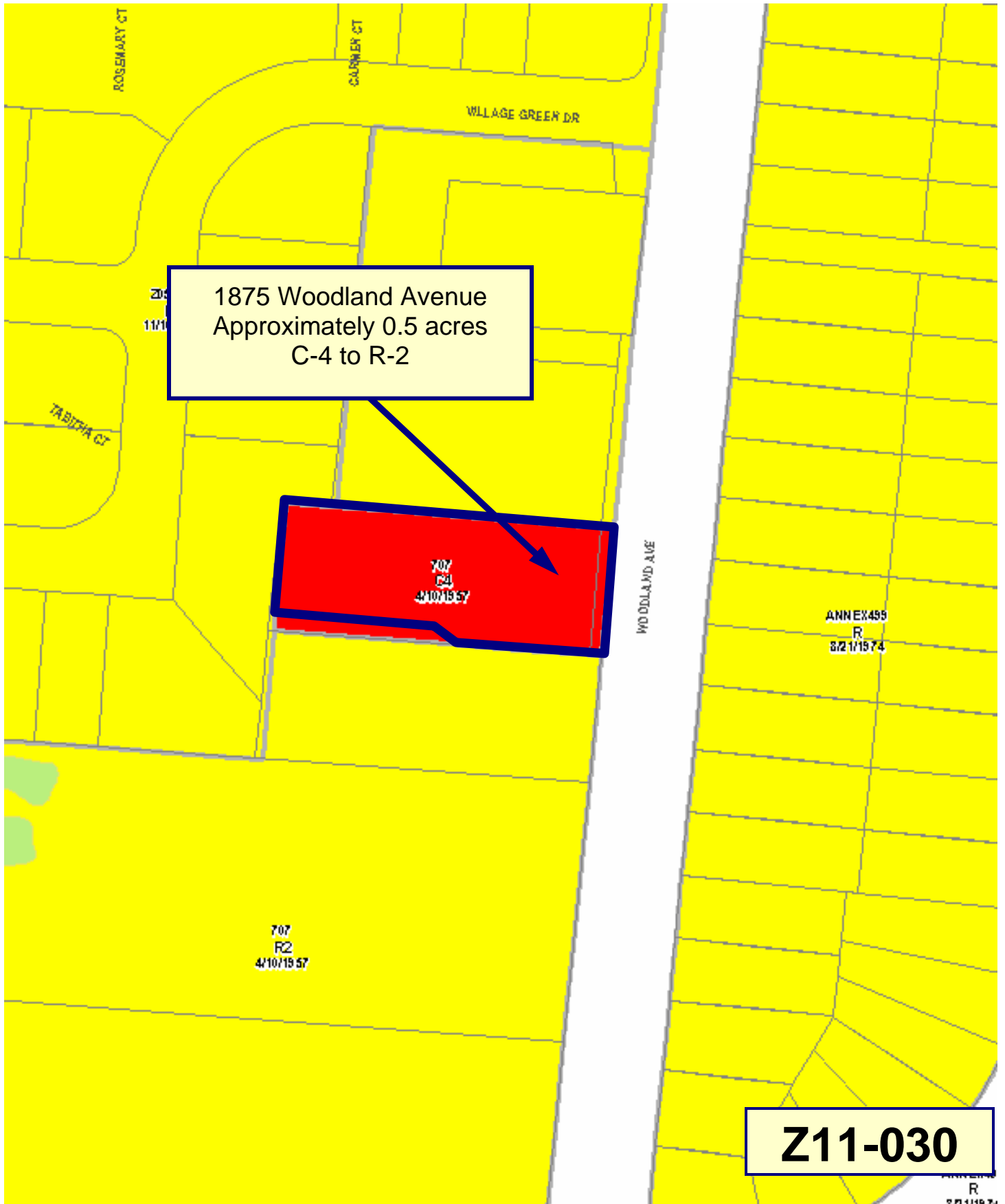
**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2011**

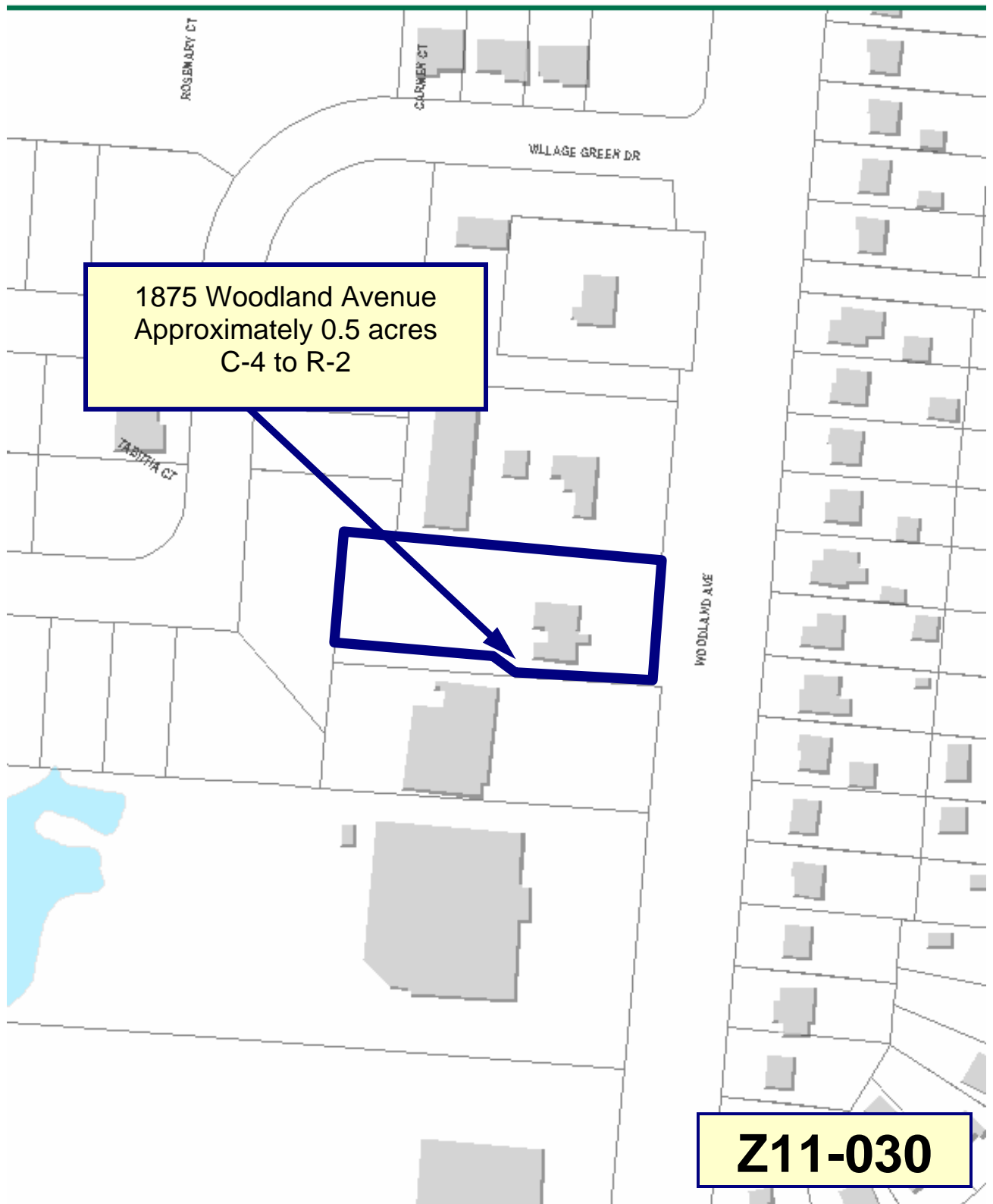
- 2. APPLICATION: Z11-030 (ACCELA # 11335-00000-00557)**
Location: **1875 WOODLAND AVENUE (43219)**, being 0.54± acres located on the west side of Woodland Avenue, 302± feet south of Village Green Drive. (010-019418, North Central Area Commission).
Existing Zoning: C-4, Commercial District.
Request: R-2, Residential District.
Proposed Use: Single-unit Residential use.
Applicant(s): Paula K. Stranges; 2020 Havens Court East; Blacklick, Ohio 43004.
Property Owner(s): Pauline M. Weinsteger c/o Paula K. Stranges; 2020 Havens Court East; Blacklick, Ohio 43004.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.

- This application is to rezone this site from the C-4, Commercial District to the R-2, Residential District to allow the existing building to be used as a dwelling. The site falls within the boundaries of the *North Central Plan*, (2002).
- To the north, west and to the east across Woodland Avenue are single-unit dwellings zoned in the R, Rural and R-2, Residential Districts. To the south is a non-conforming vacant commercial building zoned in the R-2, Residential District.
- This site falls within the boundaries of the *North Central Plan*, (2002) and the request is consistent with its recommendations and other rezonings in the area.
- The North Central Area Commission recommends approval of the rezoning.

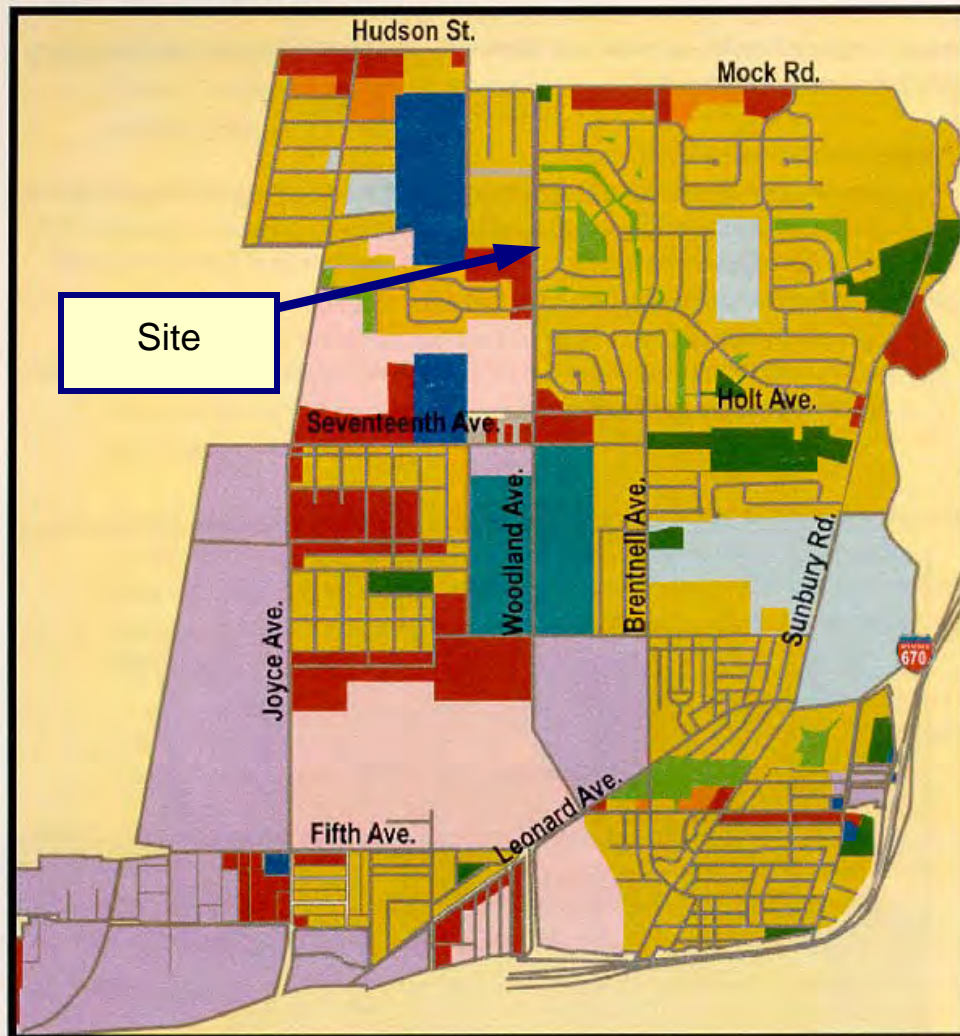
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant's requested rezoning to the R-2, Residential District to allow an existing residential structure to be used as a single-unit residential dwelling is consistent with the development and zoning patterns of the area.



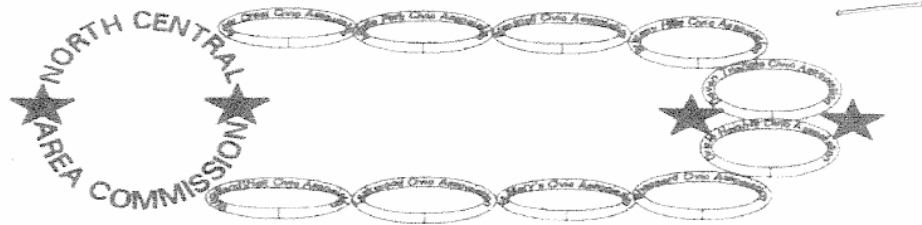


proposed land use



Proposed Land Use

- Neighborhood Commercial Services
- Light Manufacturing
- Multi-family Residential
- Public/Institutional
- Single-family Residential
- Open Space
- Office/Light Manufacturing
- Parkland
- Cemetery
- School



Commissioners:

Douglas McDonald, Sr.
Chairperson
Commissioner-At-Large

Linda Stubbs
Vice Chairperson
Devon Triangle

Gloria Zebbs Anderson
Secretary
Commissioner-At-Large

Norma Jean Whitehead
Correspondence Secretary
St. Mary's

Wallace McLean
Parliamentarian
Commissioner-At-Large

Alfonso Hooper
Brittany Hills

Tiffany White
Commissioner-At-Large

Sheldon Ivery, Sr.
Amer Crest

Carlton Fraley
Argyle Park

Vacant
Brentnell

Marie Moreland Short
Mayoral Appointee

Vacant
Oriole Heights

Marilyn Crockett
Shepard

Norma Jean Whitehead
St. Mary's

Nancy Hill-McClary
Teakwood Heights

Vacant
Woodland-Holt

October 31, 2011

Board of Zoning Adjustment
City of Columbus, Ohio
Department of Building and Zoning Services
757 Carolyn Avenue
Columbus, OH 43224

Dear City of Columbus,

The North Central Area Commission met on October 6, 2011 with a quorum present. The Commission recommends approval of the Rezoning Application number Z11-030 for 1875 Woodland Avenue from C-4 to R-2 for the resale of the property as a residential home.

Sincerely,
THE NORTH CENTRAL AREA COMMISSION

Douglas McDonald, Sr., Chairperson

Carlton Fraley, Zoning Committee Chair

Cc: NCAC Commissioners



1875 Woodland Avenue
Approximately 0.5 acres
C-4 to R-2

Z11-030